Karen Johnson Davidson County
Batch# 1428043 DEEDWARR
06/04/2026 03:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,461.50
20260604-0050654

File Number: AM05260027-ZZ

*New Owner

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills to: *	Map & Parcel No.
Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	BCHH 181 Montour Run Road Coraopolis, PA 15108	The Soto Properties LLC 125 Five Oaks Ct Lebanon, TN 37087	105 10 0 226.00

*A TENNESSEE LIMITED LIABILITY COMPANY

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $395,000.00 cash in hand paid by The Soto Properties LLC, *whose address is 125 Five Oaks Ct., Lebanon, TN 37087 ("Grantee)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, VM Master Issuer, LLC, a Delaware limited liability company, whose address is 3903 S. Congress Ave. #40298, Austin, Texas 78704 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee, Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 08/31/2023 at Instrument Number 20230831-0068391 in the Register's Office of Davidson County, Tennessee.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 20th day of May, 2026. This deed made to be effective this 22 day of May, 2026.

[Signature Page Follows]

GRANTOR:

VM Master Issuer, LLC, a Delaware limited liability company

By: Tim Eller
Its: Authorized Signatory

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Tim Eller, the Authorized Signatory of VM Master Issuer, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 20th day of May, 2026.

Notary Public Elizabeth Ashley Kiem

My Commission Expires: May 17, 2028

ELIZABETH ASHLEY KIEM
Notary Public - Arizona
Maricopa County
Commission # 667044
My Comm. Expires May 17, 2028

OATH OF CONSIDERATION

The actual consideration for this transfer is $395,000.00. The assessed value is $180,725.00.

Grantee:

Individual Grantee:

Corporate Grantee:

THE SOTO PROPERTIES LLC ,
A TENNESSEE LIMITED LIABILITY COMPANY

By: ROB NEWMAN
Its: AGENT

SUBSCRIBED AND SWORN TO before me this 29 day of MAY, 2026.

Thomas E Workman
Notary Public
My Commission Expires: 2-10-2029

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170

(For Recording Data Only)

File Number: AM05260027-ZZ

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Book 421, Page 176, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Parcel Number: 105 10 0 226.00

Commonly known as: 756 Benton Ave, Nashville, Tennessee 37204

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

SOT 202606040050654

True Copy Certification

I, ROB NEWMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/20/2026.

Signature

5/29/2026
Date

State of PA

County of ALLEGHENY

Sworn to and subscribed before me this 29 day of MAY, 2026.

Thomas E Workman
Notary's Signature
My Commission Expires: 2-10-2029

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170